

Donna DePamphilis

From: Charlie Carver <lefthandhorticulture@gmail.com>
Sent: Wednesday, June 14, 2017 12:54 PM
To: Ingrid Gabriel
Subject: Population projections

Dear Ingrid and Concerned Parties,

I understand the submission of public comment pertaining to population projections ends today and I apologize for getting this to you at the last moment.

It is my understanding that the county's population projections are focused on a rate of growth extrapolated by past patterns of growth and are to be utilized as tool by the county for planning to accommodate future growth. In the context of how the county relates to planning for growth I suspect this approach has been the norm.

It is however an approach that simply projects growth based on market driven realities. My interest is in growth that is driven by the will of the community. I think every island community, differing in our demographics and arguably individual island 'cultures' as we do, have the right to decide for ourselves how big, as an island community, we want to be. To do that we need a comprehensive build out analysis. In my view that analysis should be broken down island by island and the distribution of density determined in the UGAs, Activity Centers and rural areas. Once build out density is determined we can approximately estimate build out population within a range. The estimated population numerics are important because while most citizens likely don't make much of estimates of total number of dwelling units at build out, they do understand the meaning of population, especially if presented with changes in population over the past decades: This is where we were, this is where we are and this is the population we are heading to at buildout. Dwelling units don't drive, park and shop or ride the ferry, recreate or go to school or to the library. People do and population projections at buildout put growth in perspective.

I assume it is not the domain of the CD&P to ask the community "How big do you want to become" but it is the most critical question. It seems meaningless to plan to a rate of growth when we should be deciding what the parameters of growth are first. Then we can decide what rate of growth we want to proceed at to those limits. Analysis of county data currently available suggests that density at buildout will breach the Comp Plan Vision Statement for maintaining rural character and leave us instead with a suburban paradigm.

The interpretation of the GMA mandate of a 50/50 distribution of density between UGA and rural seems to be contentious, some parties arguing that it is a mandate, some that it is a merely a recommendation and that should be clarified, preferably with reference to interpretations clearly articulated in GMHB rulings or by case precedent. This is important to know because when an island community has addressed the question of how big it wants to become it must next decide how to distribute density. With a buildout analysis we can review where densities stand relative to the mandate/or recommendation and where they will end up. Then island communities can decide whether current zoning standards achieve the results they envision for the future and increase or decrease densities in the UGA or rural areas as needed.

Any buildout analysis should address the number of parcels that permit ADUs, consider how to incorporate visitor data, how to address non-conforming parcels and whether large parcels in the public trust, such as Moran State Park, Turtleback Mountain, Iceberg Point, English Camp etc. should be included in the calculations of rural densities . In my view any dwelling unit, whether used intermittently, seasonally or full-time, should be counted equally in a buildout analysis because of their potential for full time use in the future. In any event the impact of a dwelling unit however much occupied does impact the character of the island. These of course, are items for discussion in the public forum and I hope you will champion them.

Thank you,
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